



Wayfield Close, Shirley

Offers Around £299,950

- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- SINGLE GARAGE
- DRIVEWAY PARKING
- LOUNGE
- THREE BEDROOMS
- SEPARATE WC
- REAR GARDEN
- NEEDING UPDATING

Wayfield Close leads off Wayfield Road which is a popular road conveniently located for the amenities of Shirley town centre.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location for this well proportioned semi-detached property which sits back from the road behind a front paved driveway flanked by a lawn fore garden. A double glazed front door opens directly to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation with storage below and doors opening to the lounge and kitchen

KITCHEN

11'3" x 10'0" (3.43m x 3.05m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point

LOUNGE

14'3" x 11'3" (4.34m x 3.43m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and part double glazed door to the rear garden

FIRST FLOOR LANDING

Having UPVC double glazed window to the front, ceiling light point and doors off to three bedrooms, bathroom, separate WC and cupboard housing the combi boiler

BEDROOM ONE

15'0" x 11'2" (4.57m x 3.40m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM TWO
13'8" x 11'0" (4.17m x 3.35m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulkhead wardrobe

BEDROOM THREE
9'5" x 8'9" (2.87m x 2.67m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the side, ceiling light

point, central heating radiator, panelled bath and pedestal wash hand basin

SEPARATE WC

Having UPVC double glazed window to the front, ceiling light point and low level WC

REAR GARDEN



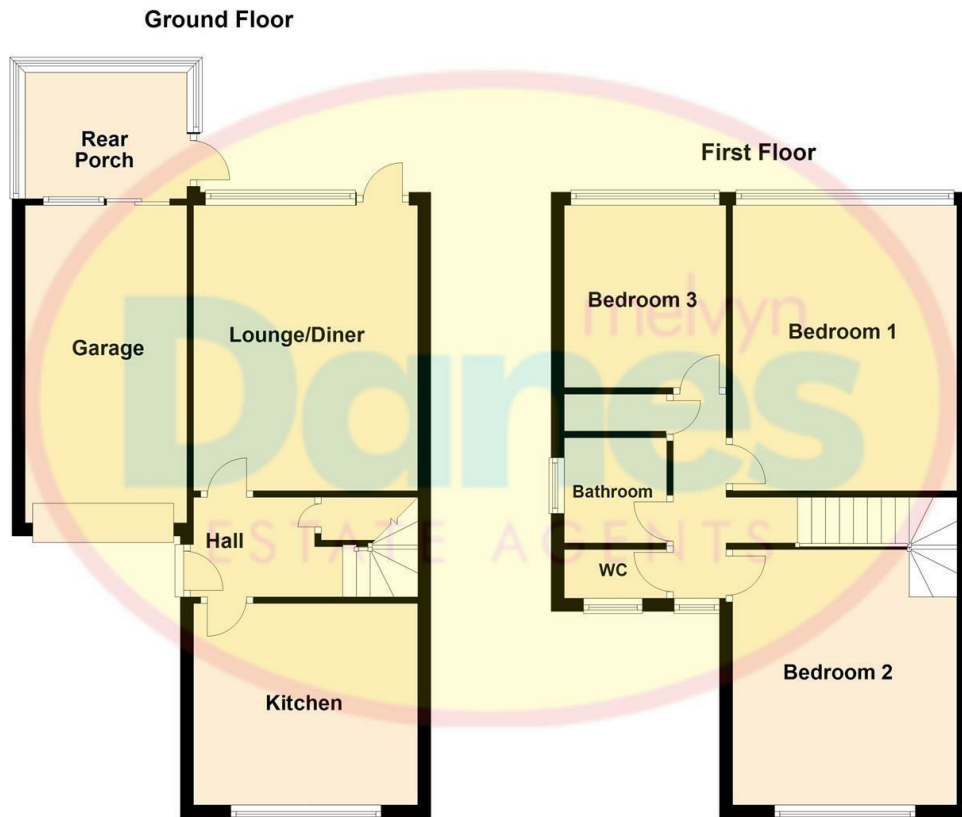
Being mainly laid to lawn with defined boundaries, gated access to the front and door opening to the rear porch

SINGLE GARAGE
17'7" x 8'0" (5.36m x 2.44m)

Having sliding door and window to the rear porch, light and power

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

COUNCIL TAX: Band D

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
15 Wayfield Close Shirley
Solihull B90 3HH

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	54	
England & Wales	EU Directive 2002/91/EC	

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